153.0	0011	0005.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,155,900	/	1,155,900
USE VALUE:	1,155,900	/	1,155,900
ASSESSED:	1,155,900	/	1,155,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAM RAJEEV J & CAITLIN CROSS
Owner 2:	
Owner 3:	
Street 1:	63 CHESTER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	RAM RAJEEV J & CAITLIN C/ TRS -
Owner 2:	2020 RAM FAMILY TRUST -
Street 1:	63 CHESTER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .204 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1937, having primarily Wood Shingle Exterior and 3192 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8875.000	605,700	1,200	549,000	1,155,900
Total Card	0.204	605,700	1,200	549,000	1,155,900
Total Parcel	0.204	605,700	1,200	549,000	1,155,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.12 /Parcel: 362.12

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102409

GIS Ref

GIS Ref

Insp Date 07/27/18

!12081!

PREVIOUS ASSESSMENT

Parcel ID 153.0-0011-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	605,700	1200	8,875.	549,000	1,155,900		Year end	12/23/2021
2021	101	FV	587,600	1200	8,875.	549,000	1,137,800		Year End Roll	12/10/2020
2020	101	FV	587,600	1200	8,875.	549,000	1,137,800	1,137,800	Year End Roll	12/18/2019
2019	101	FV	442,200	1200	8,875.	514,700	958,100	958,100	Year End Roll	1/3/2019
2018	101	FV	441,000	1200	8,875.	425,500	867,700	867,700	Year End Roll	12/20/2017
2017	101	FV	441,000	1200	8,875.	391,200	833,400	833,400	Year End Roll	1/3/2017
2016	101	FV	441,000	1200	8,875.	356,900	799,100	799,100	Year End	1/4/2016
2015	101	FV	430,400	1200	8,875.	350,000	781,600	781,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:51:32

LAST REV

Date	Time
08/06/21	08:08:11
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12081

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAM RAJEEV J &	78166-335	1	7/1/2021	Convenience	99	No	No		
RAM RAJEEV J/CA	76184-386	1	11/17/2020	Convenience	99	No	No		
KERHULAS MARY H	46558-164		11/29/2005		815,000	No	No		
	12098-645		10/21/1971			No	No		N

USER DEFINED

Prior Id # 1:	102409
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2021	583	Addition	92,200	O				
10/17/2014	1379	Re-Roof	2,075					Strip and reroof.
5/15/2014	455	Redo Bas	20,000					
1/23/2008	81	Redo Bas	62,837			G9	GR FY09	

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
6/18/2014	Info Fm Prmt	PC	PHIL C
1/12/2009	Meas/Inspect	372	PATRIOT
3/18/2006	MLS	MM	Mary M
4/6/2000	Meas/Inspect	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8875		Sq. Ft.	Site		0	80.	0.77	9									549,000						549,000	

Total AC/HA:	0.20374	Total SF/SM:	8875	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	549,000	Spl Credit		Total:	549,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15578032
Const Adj.:	0.99346465
Adj $ / SQ:	149.269
Other Features:	124119
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	744045
Depreciation:	138392
Depreciated Total:	605653

COMMENTS

STAIRS TO UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

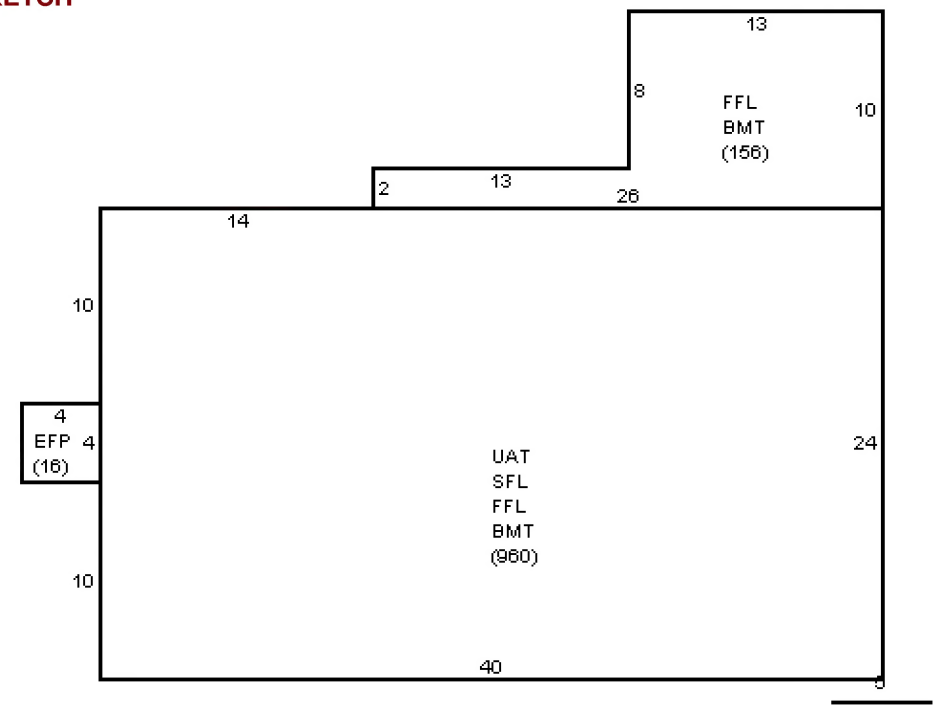
No Unit	RMS	BRS	FL
1	9	4	M
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	198.53
Special Features:	0	Val/Su Net:	175.67
Final Total:	605700	Val/Su SzAd	291.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,116	98.520	109,946
FFL	First Floor	1,116	149.270	166,585
SFL	Second Floor	960	149.270	143,299
UAT	Upper Attic	240	59.710	14,330
EFP	Enclos Porch	16	72.130	1,154
	Net Sketched Area:	3,448	Total:	435,314
Size Ad	2076	Gross Area	4168	FinArea 3192

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	100	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	22X32	A	AV	1950	2.78	T	40.8	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Featues:	Total: 1,200

PARCEL ID

153.0-0011-0005.0

IMAGE

AssessPro Patriot Properties, Inc